

ORDINANCE NO. R-2015-1

TAX CODE(S) 82-06-12-017-176.035-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 4105 N. Green River Road, Evansville, IN 47715  
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 25 seconds East 657.58 feet to the Southwest Corner of the North Half of the South Half of the Northwest Quarter of said Section; thence along the south line of said Half Half Quarter Section, South 89 degrees 31 minutes 52 seconds East 1586.48 feet to the southwest corner of a tract of land conveyed to Word of His Grace Fellowship, Inc. in Deed Drawer 11, card 454 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the west boundary of the Word of His Grace tract, North 00 degrees 36 minutes 35 seconds East 165.57 feet to the northwest corner thereof; thence along the north boundary of the Word of His Grace tract, South 89 degrees 34 minutes 15 seconds East 1082.61 feet to the northeast corner thereof and being a point on the east line of the South Half of the Northwest Quarter of said Section 12; thence along said east line, South 00 degrees 45 minutes 38 seconds West 166.33 feet to the Southeast Corner of the North Half of the South Half of the Northwest Quarter of said Section; thence along the south line of said Half Half Quarter Section, North 89 degrees 31 minutes 52 seconds West 1082.17 feet to the point of beginning and containing a gross area of 4.12 acres, more or less.

Subject to all easements, rights-of-ways, and restrictions of record.

by changing the zoning classification of the above-described real estate from R-1 to C-2, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 13 day of April, 2015.

ATTEST:

Jana Windhorst  
City Clerk

H. San Adams  
President

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the 15 day of April, 2015.

Jana Windhorst  
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 16th day of April, 2015, at 9:30 o'clock AM.

Paul Shueff  
Mayor of the City of Evansville, Indiana

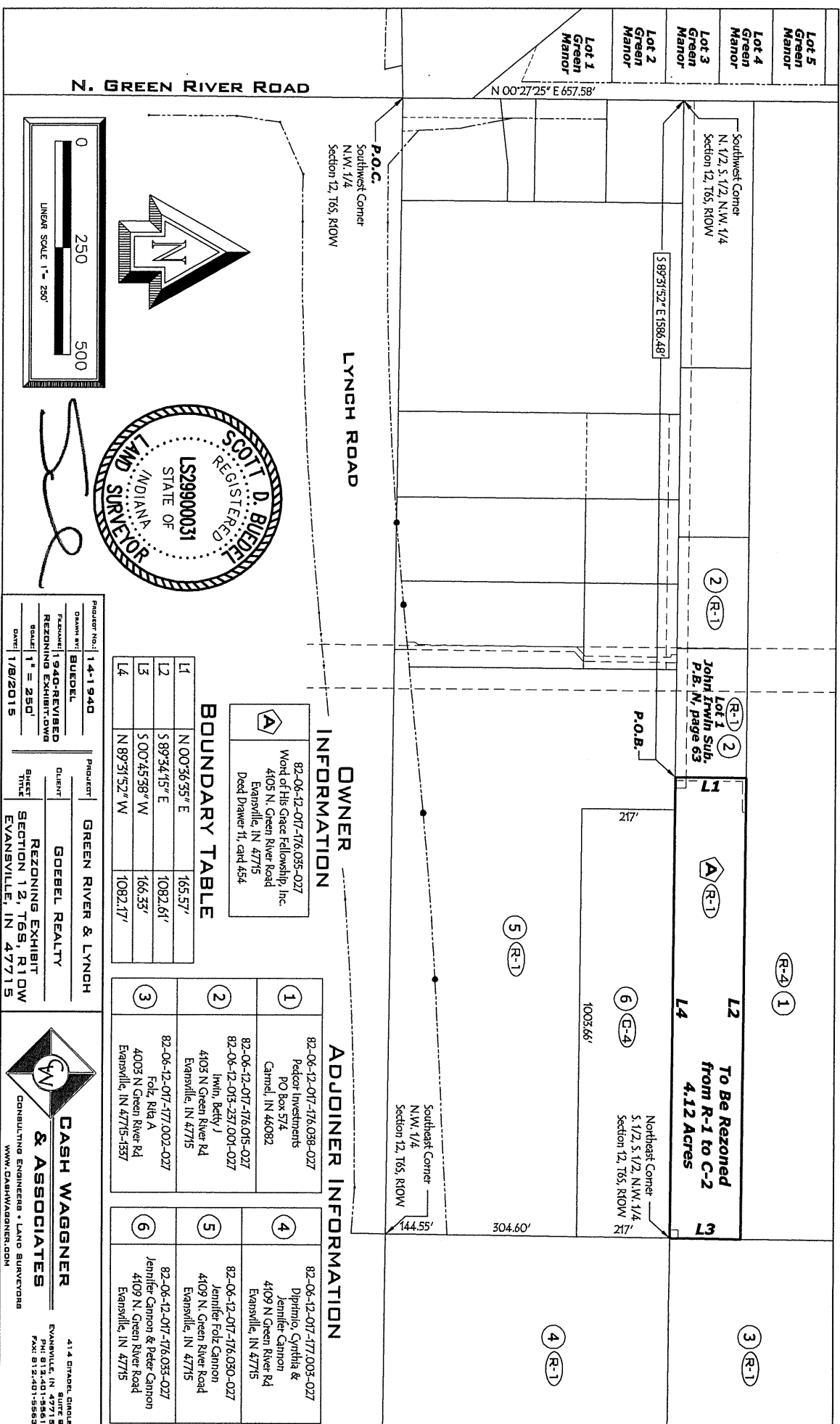
THIS INSTRUMENT PREPARED BY:

Shawn M. Sullivan  
Terrell, Baugh, Salmon & Born, LLP

FILED

JAN 12 2015

Jana Windhorst  
CITY CLERK



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& ASSOCIATES**

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414 DRYADE CIRCLE  
SUITE B  
EVANSVILLE, IN 47718  
PH: 812.401.5561  
FAX: 812.401.5563

2015-2-PC

ORDINANCE NO. R-2015-1

COUNCIL DISTRICT: Ward 1 - Hon. Councilman Daniel McGinn

PETITIONER Oak Hill Investments, LLC

PHONE (812) 422-9054

ADDRESS 728 N. Cross Pointe Blvd.

ZIP CODE 47715

OWNER OF RECORD See attached list of owners

PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

ZIP CODE \_\_\_\_\_

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
2. Premises affected are on the East side of Green River a distance of 200 feet North of the corner formed by the intersection of Lynch and Green River Road. Registered Neighborhood Association (if applicable) None

LEGAL DESCRIPTION:

SUBDIVISION \_\_\_\_\_

BLOCK \_\_\_\_\_

LOT NO. \_\_\_\_\_

(where applicable - if not in a subdivision, insert legal here or attach to ordinance) See Attached

3. The commonly known address is 4105 N. Green River Road, Evansville, Indiana 47715
4. The real estate is located in the Zone District designated as R-1
5. The requested change is to (Zone District) C-2
6. Present existing land use is Agricultural/Residential
7. The proposed land use is Apartments/Uses allowed in C-2
8. Utilities provided: (check all that apply)  
City Water x Electric x Gas x Storm Sewer \_\_\_\_\_  
Sewer: Private \_\_\_\_\_ Public x Septic \_\_\_\_\_
9. All attachments are adopted by reference.
10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATES 1-9-12

(when signed)

PETITIONER 

PRINTED NAME Oak Hill Investments, LLC by Marlin Goebel, Manager

DATE 1-9-12

(when signed)

OWNER OF RECORD 


PRINTED NAME Word of His Grace Fellowship, Inc.

REPRESENTATIVE FOR PETITIONER  
(Optional)

NAME Shawn M. Sullivan, Esq., Terrell, Baugh, Salmon & Bom, LLP  
ADDRESS/ZIP 700 S. Green River Road, Evansville, IN 47715  
PHONE (812) 479-8721

**FILED**

JAN 12 2015

  
CITY CLERK

**Rezoning Description for 4105 N. Green River Road**

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 25 seconds East 657.58 feet to the Southwest Corner of the North Half of the South Half of the Northwest Quarter of said Section; thence along the south line of said Half Half Quarter Section, South 89 degrees 31 minutes 52 seconds East 1586.48 feet to the southwest corner of a tract of land conveyed to Word of His Grace Fellowship, Inc. in Deed Drawer 11, card 454 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the west boundary of the Word of His Grace tract, North 00 degrees 36 minutes 35 seconds East 165.57 feet to the northwest corner thereof; thence along the north boundary of the Word of His Grace tract, South 89 degrees 34 minutes 15 seconds East 1082.61 feet to the northeast corner thereof and being a point on the east line of the South Half of the Northwest Quarter of said Section 12; thence along said east line, South 00 degrees 45 minutes 38 seconds West 166.33 feet to the Southeast Corner of the North Half of the South Half of the Northwest Quarter of said Section; thence along the south line of said Half Half Quarter Section, North 89 degrees 31 minutes 52 seconds West 1082.17 feet to the point of beginning and containing a gross area of 4.12 acres, more or less.

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